



- A SUBSTANTIAL THREE-STOREY SEMI-DETACHED RESIDENCE CLOSE TO THE ESTUARY FORESHORE AND VILLAGE
- CURRENTLY ARRANGED AS PRINCIPAL ACCOMMODATION AND A SEPARATE SELF-CONTAINED PARTMENT
- EASILY CONVERTED BACK INTO A THREE STOREY HOUSE
- GOOD HOME AND INCOME POTENTIAL
- GREAT VIEWS TOWARDS THE ESTUARY AND COUNTRYSIDE BEYOND
- PARKING FOR TWO/THREE CARS AND PAVED TERRACE
- SHORT WALK TO VILLAGE AMENITIES

Ringmore Road, Shaldon, TQ14 0AG Guide £550,000 - £600,000

****GUIDE PRICE £550,000 TO £600,000**** A superb residence with income potential in a self contained annexe. A very short walk into the village centre, plenty of parking and great views across the Estuary and rolling hills beyond.



Property Description

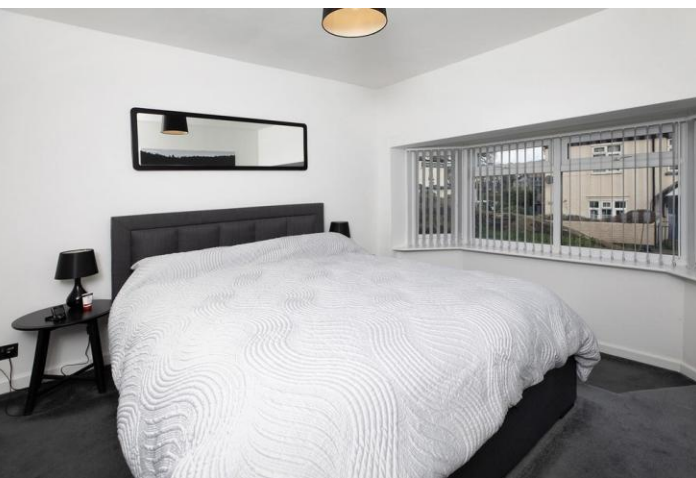
LOCATION

35 Ringmore Road sits in an enviable position, a short level walk away from Shaldon's amenities and the sandy estuary beach. The village has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with a classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

35 Ringmore Road is a three-storey period style semi-detached property, currently arranged as two-storey principal accommodation on the lower floors and an upper floor apartment, which is separately approached from Topcliff Road. The principal accommodation is beautifully presented and, at entrance level, has an entrance vestibule, a reception hall, three good size bedrooms and a modern bathroom. At first floor level there are some outstanding views towards the estuary and beyond. There is a dining space, being a lovely entertaining space with a study area. The sitting room has a feature fireplace and there is a beautifully





presented kitchen with an extensive range of units having a comprehensive range of good quality integrated appliances. The apartment, Heron's Rest, has provided good letting income over the years and is currently arranged as an open-plan, triple aspect sitting/dining room that opens to the kitchen and balcony with the windows and balcony enjoying stunning estuary views from an elevated perspective. Outside to the front of the property the forecourt provides parking for two, potentially three vehicles, and there is a paved courtyard style garden/entrance terrace.

To the front of the property there is an attractive paved entrance terrace from where the uPVC opaque double glazed door is approached opening to the....

ENTRANCE VESTIBULE

An attractive and welcoming space with two opaque triple glazed windows, a small radiator and an inner doorway opening to the....

RECEPTION HALL

Another appealing space with character beams to the ceiling, stairs rising to the first floor, a radiator and panel doors opening to....

BEDROOM ONE

A light and spacious room with a front facing uPVC triple glazed bay window overlooking the street scene and having some views beyond towards parts of Teignmouth and countryside above. Good quality built-in wardrobe with sliding doors, being part shelved and having a concealed vanity unit with wash hand basin and light. Radiator.

BEDROOM TWO

With front and side facing uPVC triple glazed windows with one having some outlook, a radiator and ample space for wardrobes etc.

BEDROOM THREE

With a beam to the ceiling and a front facing uPVC triple glazed window overlooking the front aspect. Radiator.

BATHROOM

The modern bathroom is attractively fitted with a three piece suite with a deep panel bath with a full height tiled surround, an attached shower screen and a thermostatically controlled shower. There is a unit with a wash hand basin set in an area of surface with mixer set, cupboard below and a WC beside. Hinged bath panel provides access for storage. Porcelain style floor tiles with underfloor heating, extractor fan and spotlights to ceiling. uPVC opaque triple glazed window, full height tiling to walls and a ladder style radiator/towel rail.

The stairs rise to...

FREE FLOWING DINING/RECEPTION ROOM

A lovely triple aspect space having front and side facing uPVC triple glazed windows, one of which is a large picture window having tremendous views over the surrounding area across the local amenity ground towards the Teign estuary and taking in views to parts of Teignmouth and the Little Haldon hills beyond. There is a further uPVC triple glazed bay window, with this area potentially providing a study space also having good views across rooftops towards the higher parts of Teignmouth and the hills beyond. Additionally there is ample space for a large dining table and chairs.

KITCHEN

Beautifully fitted with a stylish range of modern floor and wall mounted units with cream coloured, wood-grain

effect cupboard door and drawer fronts and with one of the cupboards housing the central heating boiler for the principal accommodation. There are extensive areas of good quality work surface with matching surrounds and a one and a quarter bowl Lamona composite single drainer sink unit with mixer set. The kitchen has a good range of high quality integrated appliances: washing machine, tumble dryer, dishwasher, fridge, freezer, microwave. It also has a Lamona four-ring ceramic induction hob with chimney-style filter over and oven beneath. There are a good range of full height cupboards and a front facing uPVC triple glazed window has good views as described over the local amenity ground towards the Teign estuary, taking in part of the Shaldon bridge and parts of Teignmouth and the Little Haldon hills beyond. Spotlights to ceiling, side facing uPVC triple glazed window. Lobby area with cupboard opening to the sitting room.

SITTING ROOM

The sitting room is another well appointed room rich in character and charm. There are two front facing uPVC triple glazed windows having a good outlook over the surrounding area towards the Teign estuary and parts of Teignmouth and the hills beyond. There is a feature exposed stone chimney breast to one wall with display shelves recessed on either side and a feature fireplace with stone surround, a raised stone hearth, a mantle over and inset coal effect living flame gas fire. Wall lights and radiator. A panel door opens to a store cupboard, which also has turning stairs which are currently not in use but could be reinstated to revert the house to a single dwelling. Further under stairs store cupboard.

OUTSIDE

To the front of the property, approached from Ringmore Road, there is a forecourt area providing PARKING for at least two and potentially three vehicles. Parking is at

something of a "premium" in the village. There are raised areas of bedding on either side retained by stone walling. To the front of the property there is a paved courtyard style entrance area and garden with an outside water tap, with this area being partially enclosed by fencing and walling. Additionally there is a raised area of rockery style garden and an outside light beside the front door.

APARTMENT - HERONS REST, TOPCLIFF ROAD

A self-contained uPVC opaque double glazed entrance door opens to the....

ENTRANCE HALL

With a radiator and a panel door opening to a cupboard housing the separate central heating boiler for the apartment and the electricity trip switches, as well as having shelving.

RECEPTION ROOM

A good size space with spotlights to the ceiling and uPVC triple glazed patio doors lead out onto the BALCONY, which is laid to decking and enclosed by cast iron railings. The patio doors and balcony have breathtaking views over the surrounding area, taking in parts of the village and towards the Teign estuary, taking in Shaldon bridge, a large expanse of Teignmouth and the Little Haldon hills. A side facing uPVC triple glazed window also has some good views towards the estuary and beyond. There is also a rear facing uPVC triple glazed window, two radiators and a shelved recess. The reception space opens to the....

KITCHEN SPACE

Being triple aspect with front, rear and side facing uPVC triple glazed windows. The kitchen is fitted with units comprising cupboards, drawers and cabinets and there are two areas of timber effect, roll edge work surface, one with a tiled surround as well as a single drainer,

one and a quarter bowl stainless steel sink unit with mixer tap. There is a built-in four-ring ceramic hob with oven beneath. The side facing uPVC double glazed window enjoys views up the estuary, taking in glimpses of the moors on a clear day. Wall lights.

BEDROOM

With two front facing uPVC triple glazed windows also having good views towards the estuary and beyond. Rear facing uPVC triple glazed window, two radiators and a textured ceiling.

BATHROOM

A spacious bathroom with a uPVC triple glazed window and a three piece suite comprising a panel bath with a full height tiled surround and Mira shower over, a pedestal wash hand basin with mixer set and tiled surround and a WC. Access to loft space, medicine cabinet, radiator and extractor fan.

MATERIAL INFORMATION - Subject to legal verification

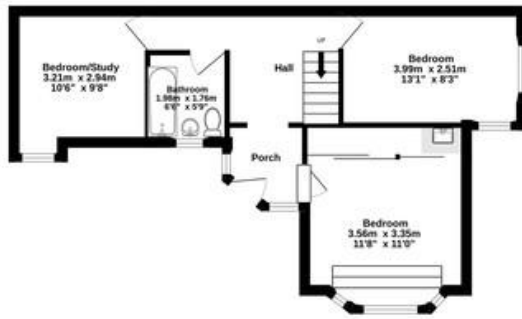
Freehold

Council Tax Band: D for House, A for Apartment

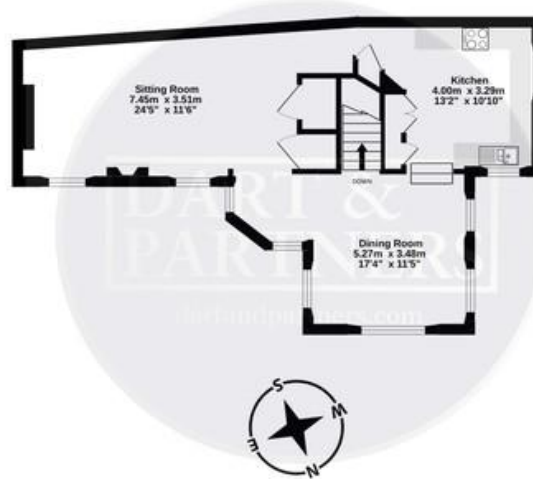
EPC Ratings: C for House – D for Apartment



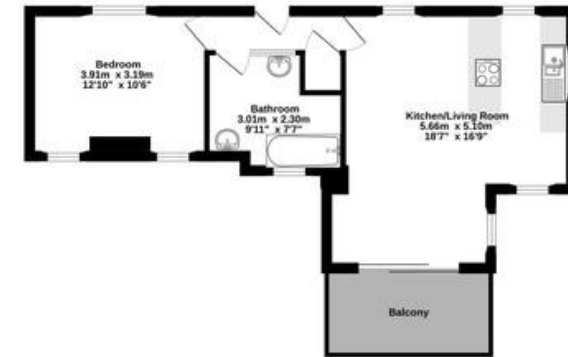
Ground Floor
46.8 sq.m. (504 sq.ft.) approx.



1st Floor
51.1 sq.m. (550 sq.ft.) approx.

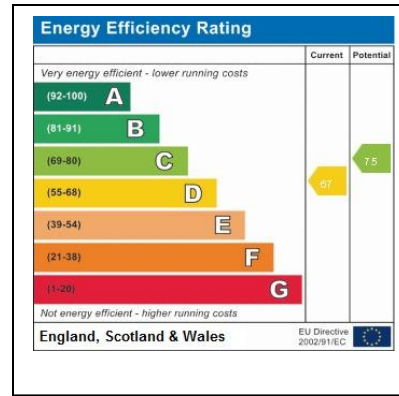
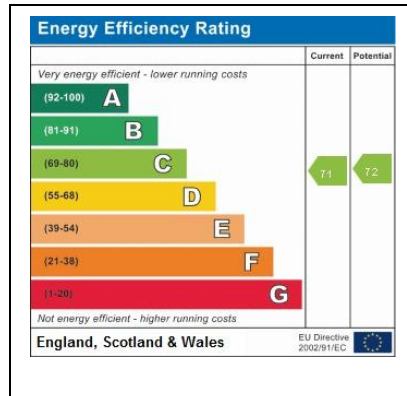


2nd Floor
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA : 146.4 sq.m. (1575 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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